THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17592

Davidson County DEEDWARR
Recvd: 11/29/00 12:40 2pgs
Fees:11.00 Taxes:270.10

20001129-0117134

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $73,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of NOVEMBER, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Aaron F. Townsend 2601 Hillsboro Pike, #Q-7 Nashville, Tennessee 37212	Bank Of America P.O. Box 1675 Corapolis, Pa 15108	MAP 117-3-B PAR 237.00 CO FB 07DA 80472

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SIROOS AZHDARINASSAB AND WIFE, SUDABEH AZHDARINASSAB ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to AARON F. TOWNSEND, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2601 Hillsboro Pike, #Q-7, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of NOVEMBER, 2000.

SIROOS AZHDARINASSAB

SUDABEH AZHDARINASSAB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SIROOS AZHDARINASSAB AND WIFE, SUDABEH AZHDARINASSAB, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of NOVEMBER, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Q-7 on the Plan of Revised The Village Condominium Apartments of record in Plat Book 5200, page 201, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Siroos Azhdarinassab and wife, Sudabeh Azhdarinassab by deed from Gary R. Gober of record in Book 10966, page 53, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5434, page 665, corrected in Book 5487, page 967; (2) Easement of record in Book 4808, page 424; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 201, said Register's Office.